

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
October 2, 2017**

The Dodge County Planning, Development and Parks Committee met on October 2, 2017 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Bill Ehlenbeck, Nate Olson and Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by William Muche to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl Motion carried.

TOWN REZONING REQUESTS

Roger and Lisa Schmitt – Part of the NW ¼ of the NW ¼, Section 22, Town of Herman, Dodge County, Wisconsin. Petition to rezone 2-acres of land under the Town of Herman Zoning Ordinance, from the A-2 General Agricultural Zoning District to the A-1 Farmland Preservation Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Allen Behl to submit a favorable recommendation to the County Board on the petition to rezone 2-acres of land under the Town of Herman Zoning Ordinance, from the A-2 General Agricultural Zoning District to the A-1 Farmland Preservation Zoning District as proposed.

Second by Janice Bobholz Vote 5-0 Motion carried.

TOWN REZONING REQUESTS

Kyle and Katie Hubacher – Part of the NW ¼ of the NW ¼, Section 29, T09N, R13E, Town of Portland, Dodge County Wisconsin. Petition to rezone approximately 1.5-acres of land under the Town of Portland Zoning Ordinance from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted by the Town of Portland Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Bill Muche to submit a favorable recommendation to the County Board on the petition to rezone 1.5-acres of land under the Town of Portland Zoning Ordinance from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District as proposed.

Second by Joe Marsik Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Dodge County Comprehensive Plan

Petitions to amend the *Dodge County Comprehensive Plan and the Dodge County Farmland Preservation Plan* have been submitted to the County Board for review. The following two amendments are being proposed to Map 8-2, *Future Land Use Map* of the *Dodge County Comprehensive Plan*:

- Town of Shields – Section 30, Parcel #040-0914-3014-000, request to change the designation of the property from Recreation to Conservancy
- Town of Oak Grove – Section 10, Parcel #034-1115-1021-000, request to change the designation of the property from Commercial to Industrial.

The following amendments are being proposed to the *Dodge County Farmland Preservation Plan Map*, which is in Appendix B of the *Dodge County Comprehensive Plan*:

- Town of Trenton, Section 25, Parcel #044-1314-2514-000, request to change the designation of the property from an "Area of Nonagricultural Development" to an "Area of Agricultural Use and Agricultural-Related Use"
- Town of Shields – Sections 29 and 30, Parcel #040-0914-2932-000; 040-0914-2932-001; 040-0914-2933-000; 040-0914-3014-000; 040-0914-3041-000; 040-0914-3044-000, request to change the designation of the properties from an "Area of Nonagricultural Development" to an "Area of Agricultural use and Agricultural related use."

Motion by Joe Marsik to submit a favorable recommendation to the County Board on the proposed amendments to the County Comprehensive Plan.

Second by Allen Behl Vote 5-0 Motion carried.

PUBLIC HEARING

Thomas, Lucas and Levi Bruins – Petition to rezone approximately 42.6-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for participation in the Farmland Preservation program. The property is located in part of the SE ¼ of the NE ¼, Section 25, T13N, R14E, Town of Trenton.

Motion by Bill Muche to submit a favorable recommendation to the county board on the petition to rezone approximately 42.6-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District as proposed.

Second by Janice Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Michael Henneberry and Indian Garden Land and Timber LLP – Petition to rezone approximately 171-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin in order to allow the owners to be eligible to participate in the Farmland Preservation program. The property is located in part of the SW ¼ of Section 29 and part of the SE ¼ of Section 30, Town of Shields, the site address being N685 S. Garden Road.

Motion by Joe Marsik to submit a favorable recommendation to the County Board on the petition to rezone approximately 171-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code as proposed.

Second by Allen Behl Vote 5-0 Motion carried.

PUBLIC HEARING

Aaron Wolstein and Bulk Fluid Investments, agents for American National Bank of Beaver Dam – Petition to rezone approximately 1.44-acres of land from the C-2 Extensive Commercial Zoning District to the I-2 Industrial Zoning District, and an application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a bulk fluid storage, mixing and distribution service business and to allow an accessory single family residential use on this site. The site is located in part of the NE ¼ of the NW ¼, Section 10, Town of Oak Grove, the site address being W5905 State Road 33.

Rezoning Petition Request

Motion by Janice Bobholz to submit a favorable recommendation to rezone approximately 1.44-acres of land from the C-2 Extensive Commercial Zoning District to the I-2 Industrial Zoning District as proposed.

Second by Joe Marsik Vote 5-0 Motion carried.

Conditional Use Permit Request

Motion by Bill Muche to approve the conditional use permit request to allow the establishment of a bulk fluid storage, mixing and distribution service business and to allow an accessory single family residential use on this site subject to the following conditions:

1. The applicants amendment to the County Comprehensive Plan and the Petition to rezone the property to the I-2 Industrial Zoning District shall be approved by the County Board of Supervisors prior to the approval of the Conditional Use Permit;
2. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.
3. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits and approvals that may be required for the establishment and operation of the proposed business facility on this site.
4. All hazardous wastes used or generated in the operation of the proposed business shall be disposed of in accord with the applicable regulations.
5. An environmental incident response plan shall be submitted to the Department for review and approval prior to the location of the storage tanks on this site. The environmental incident response plan shall contain the following information:
 - a. Emergency Contacts, Contact Person(s) and phone numbers;
 - b. A safety plan to address injuries, fires or other rescue emergencies for the facility;
 - c. A spill control and response plan to address spills, leaks, or failure of the storage tank facilities and during transport.
6. The developer shall obtain a County land use permit prior to locating the storage tanks on this site and prior to the construction of any new structures on this site,
7. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
8. The decision of the Committee is valid for one year.

Second by Allen Behl Vote 5-0 Motion carried.

PARKS

1. Consider, discuss and take action on resolution to apply for Urban Forestry grant.

Bill Ehlenbeck provided an update to the Committee on a grant application that is being submitted by the Department for a 2018 Urban Forestry Grant. This will be the third year the department has filed an application for a grant through this program. The grant would be used to cover the cost of tree maintenance equipment such as a chain saw, chaps, etc., tree inventory and plantings at Derge Park, and towards the construction of a gravel tree bed. Bare root trees can be planted in the gravel tree bed in spring, allowing for enhanced root growth prior to planting in the parks in fall. This is a fairly new concept but has been found to increase tree survival rates. This system has been very successful for other communities that have used this method and these trees will be easier to transplant by the staff without using special equipment. The total project cost would be approximately \$10,000.00 and the grant would cover up to \$5,000.00 if granted.

Motion by Joe Marsik to approve the resolution to apply for the Urban Forestry Grant as proposed.

Second by Bill Muche Vote 5-0 Motion carried.

2. Consider, discuss and take action on revised Maintenance Agreement with WI DOT for Gold Star Memorial Trail.

Bill Ehlenbeck provided the Committee with a proposed addendum to the Maintenance Agreement with DOT for the Gold Star Memorial Trail. The Addendum is necessary to address DOT concerns about the potential damage to the large box culvert near Schwarze Road that the trail will utilize. If damage to the culvert occurs due to the trail, Dodge County would be responsible for the repairs/reinforcement of just the end of culvert affected by the trail. The addendum will be referred to the County Corporation Counsel for review and will be brought back to the Committee for final action at the October 16, 2017 meeting.

3. Bill updated the Committee on the status of the Gold Star Memorial Trail project. The trail construction is out for bids at this time. Bill expects to have the bids for review at the October 16, 2017 Committee meeting. Bill also provided a report on Fallfest that took place at Harnischfeger Park on Saturday, September 30. Great weather and numerous activities provided a potential record attendance and a very successful event.

OTHER BUSINESS

1. The minutes from the September 18, 2017 meeting were reviewed by the Committee.

Motion by Joe Marsik to approve the minutes as written.

Second by Bill Muche Vote: 4-0-1 (Janice Bobholz Abstained) Motion carried.

2. No Committee Member Reports

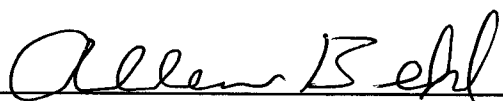
3. No additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,


Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.